

Kerala Gazette No. 31 dated 2nd August 2011.

PART I

Section iv



GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 146/2011/LSGD. *Dated, Thiruvananthapuram, 20th July 2011.*

S. R. O. No. 470/2011.—WHEREAS, the Government have, vide notification issued under G. O. (Ms.) No. 200/87/LAD dated 20th August, 1987 and published as S. R. O. No. 1335/87 in Part I of the Kerala Gazette No. 40 dated 13th October, 1987 sanctioned the Detailed Town Planning Scheme for Thodupuzha Central Area (East) in Idukki District under sub-section (3) of section 12 of the Town Planning Act, 1108 (IV of 1108) ;

AND WHEREAS, it is required further to vary the said Scheme for the purpose of making the Zoning Regulations compatible to the present development scenario, to the extent possible as an immediate measure;

NOW, THEREFORE, in exercise of the powers conferred by clause (a) of sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), the Government of Kerala hereby issue a notification varying the said Town Planning Scheme to the extent required after incorporating modifications on the draft of the notification, published vide G. O. (Ms.) No. 73/2010/LSGD dated, Thiruvananthapuram, 13th April, 2010 in Part I Kerala Gazette No. 19 dated 11th May, 2010 under sub-section (2) of section 13 of the Town Planning Act, 1108 read with rule 71 of the Town Planning Rules, 1113.

ORDER

In exercise of the powers conferred by clause (a) of sub-section (2) of section 13 of the Town Planning Act, 1108 (IV of 1108), the Government of Kerala hereby vary the Detailed Town Planning Scheme for Thodupuzha Central Area (East) in Idukki District, sanctioned under sub-section (3) of section 12 of the said Act and issued under G. O. (Ms.) No. 200/87/LAD dated 20th August, 1987 and published as S. R. O. No. 1335/87 in Part I Section IV of the Kerala Gazette No. 40 dated 13th October, 1987 to the extent as indicated below namely:—

VARIATION

In the said scheme, for 10 (c) under “Reservation of Land and Zoning”, the following shall be substituted, namely:—

Broad Zoning Regulations

1. All future developments shall be in conformity with the provisions of the Detailed Town Planning Scheme for Thodupuzha Central Area (East).
2. For the implementation and enforcement of the proposals, envisaged in the Detailed Town Planning Scheme for Thodupuzha Central Area (East), areas have been zoned under various uses such as residential, commercial, public and semi-public etc. Details regarding the nature of uses ‘permitted’, uses ‘restricted’ and uses ‘prohibited’ in each zone are given below.
3. “Uses Permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for the particular use. Such cases have to be individually studied based on their performance

characteristics and spatial locational factors. Such cases, which come under this category are classified as “Uses Restricted”. “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.

4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.
5. Existing areas and structures of archaeological importance and agricultural and horticulture uses and religious uses may be permitted to continue in all zones.

Sl. No.	Land use	Uses permitted	Uses Permitted by the Secretary of the Local Body with the concurrence of:		Uses prohibited
			District Town Planner having jurisdiction over the area	Chief Town Planner	
(1)	(2)	(3)	(4)	(5)	(6)
1	Residential Zone	All Residences, Residential Quarters, Residential use incidental to other main uses, Night Shelters, Orphanages, Old Age Homes/Dharmasala, Farm House, Ashram/Madom, Guest houses/Lodges, Retail Shops, Restaurants/Canteen up to 250 sq. m. of floor area, Professional offices, ATMs, Cyber Cafe up to 200 sq.m. of Floor area., General/ Specialized/Professional Education Institutes, Library and Reading rooms, Service industries of non nuisance nature (10 workers or 3 workers + 3HP), Cottage	Commercial Shops/ Commercial Offices/ Professional Offices, Bakeries and confectionaries up to 300 sq.m. floor area. Godowns/ Warehouses (storage of non-hazardous) up to 100 sq.m. floor area, Local/ state/ Central Govt. Officers, Public Sector Offices, Post and Telegraph office, Automobile workshop for 2/3 Wheelers (10 workers +10HP or 20 workers without power), IT Hardware/ Electronic in Transmission towers and	Automobile Service Stations of Light Vehicles up to area of 300 sq.m. Auditorium/ Wedding Halls, Indoor Games, Hotels & Convention Centre, Exhibition Centres and Art Gallery, Religions Centres, Recreation Centre, Hospitals and Health Centres-IP (up to 50 beds), A m u s e m e n t Parks, Bus Stand, Cremation Ground/	Any other uses not specified in items in columns (3), (4) and (5)
		Industries, Public Utility Buildings such as Police Station, Fire Station, Water Supply & Electric Installation, Clinics (outpatient), Parks, Play Grounds, Open air theatre, Traffic Parks, Taxi/ Jeep/Auto Rickshaw Stand, Smoke House attached to a residential building, Plant Nursery, Seed Farms, Pump House, Wells and Irrigation Ponds, Water treatment Plants below 5 Million Liters per day.	wireless station, Social Welfare Centres, Community Hall, Clubs, Hostel & Boarding Houses, Cultural and Information Centres, Public Utility Buildings, Diagnostic Centres, Outdoor Games Stadium, Fair Ground, Zoological and Botanical Gardens, Camping Site, Parking Plaza, Fish Farms, Storage of Agricultural Produces and Seeds, Green Houses.	Crematorium Burial Ground/Common Vault, Gas Go Downs, Fuel Filling Stations, Dairy Farm and the like, Poultry Farm, Sewage Treatment Plant below 2 Million Liters per day, Water Treatment Plants 5 Million Liters per Day & above.	
2	Commercial Zone	Retail Shops, Whole Sale Shops, Banking and Financial Institutions, Commercial/Professional Offices / Establishments, Fuel Filling Station, Studios, Super Markets, Shopping Complex/Malls/Multiplex/ Hyper Markets, Motels,	Spray painting workshop, Saw Mills, Ice Factory and Service Industries of non-nuisance nature 20 workers with power limited to 30 HP, Printing Press, Job Printing works, Information Technology/	Automobile Service Stations of all light vehicles and Heavy Vehicles, Industrial Estates & Industrial Parks, Medium & Heavy Industries, Forensic Lab, Radio and TV Stations, Museum, Resi-	Any other uses not specified in items in columns (3), (4) and (5)

(1)	(2)	(3)	(4)	(5)	(6)
	Hotels/Restaurants,canteen. Godowns Warehouses of non-hazardous Storage upto 500 sq. m. floor area, Residences upto 250 sq.m. floor area, Guest Houses, Hostels & Boarding Houses, Lodging Houses, Night Shelters, Orphanages/ Old Age Homes/ Dharmasala, ATM, Cyber Cafe, Reading Rooms, Libraries, Clubs, Beauty Parlour, Gymnasium / Yoga Centres. Beer pubs / Parlour, Liquor Bars, Automobile Workshops/ Show rooms, Weigh Bridge, Information Technology/ Software units, Cottage industries, Cold storage, Service /light industries of non nuisance nature with 10 workers and power limited to 15 HP (See annexure 1), Water	Hardware/Electronic Industries, Residential buildings upto 500 square metre, Marble and Granite Storage/ Cutting Centres, College/University, Police station, Fire Station, Post and Telegraph office, Telephone Exchange, Social Welfare Centres, Auditorium/ Wedding Halls, Indoor Games Stadium, Gymnasium, Swimming Pool, Exhibition Centres and Art Gallery, Taxi/ Jeep/Auto Rickshaw/ Cart Stand, Stacking Yards, Truck Terminals and Public Convenience.	dential Flat/ Apartments, Convention Centres, Hospitals and Health Centres —IP (up to 300 beds), Outdoor Games Stadium, Amusement Park, Camping Site, Bus Terminals/Stand, Lorry Stand, Junk Yards, Cremation Ground / Crematorium,Burial Ground/ Common Vault, Slaughter Houses, Obnoxious nuisance character Industries, Storage of Explosives and Fire works of minor nature, Gas Go downs, Farm House, Smoke House, Sewage		
	Treatment Plants below 5 Million Liters per Day. Local Govt. Offices, Public sector offices, Day care and Creche, General/ Specialized / Professional Education Institutes, Auditorium, Cinema Theatre, Community Hall, Cultural and Information Centre up to 500 sq.m. of floor area, Public Utility Buildings such as Water Supply and Electric Installations, Clinics, Diagnostic centre, Hospitals and Health Care Centre IP up to 50 beds, Parks and Open Space, Fair Ground, Open-air Theatre, Traffic Park, Parking Plaza, Plant Nursery, Fish Farms, Seed Farms, Pump House, Wells and Irrigation Ponds, Storage of Agricultural produces and Seeds, Green House, Religious places for Worship, Transmission towers and wireless station.			treatment plant, Water Treatment plants above 5 Million Liters per Day and above.	

	All permitted uses specified under Residential and Commercial use Zones.	All uses under Restricted use I (column 4) of Residential and Commercial use Zones.	All uses except Industries in the Restricted use II [column (5) of Residential and Commercial Zones.	Any other uses not specified in items in columns (3), (4) and (5)	
4 Public and semi public use zone	All local State, Central Government and Quasi Government Offices, Social and Cultural Establishments, General/ Specialized/Professional Education Institutes, Auditorium, Parks and Open spaces incidental to the main use, Hospitals and Health centres, Buildings in respect of Water Supply and Electricity Installations and Uses incidental to the Main Use, Religious buildings.	Bus terminals/Lorry stand Transmission Towers and Wireless Station, and Residential building upto 200 square metre, Auditorium, Wedding Halls, Community halls Residential building incidental to main use.	Fuel Filling Station, Cremation Ground, Crematorium, Burial Ground, Common Vault, Sewerage Treatment Plant, Garbage Dumping Yards, Slaughter Houses, Isolation Hospital, Residential buildings above 200 square metre.	Any other uses not specified in items in columns (3), (4) and (5)	8
5 Parks and Open Space Zone	All Public and Semi Public Recreational Uses including Parks and Open Space, Maidans, Play grounds, Special Recreational Areas like Swimming Pools, Stadium, Aquariums, Gymnasium, Yoga Centres, Clubs, Maidans, Gardens, Fair Ground, Indoor Games Stadium, Outdoor Games Stadium, Open air Theatre etc., Tot lots, Zoological and Botanical Gardens, Planetariums.	ATMs, Autorickshaw/ Taxi/Jeep Stand, Incidental Shops and Incidental Public Utility Buildings up to 100 sq. m. of floor area. Transmission Towers and Wireless Stations, and Water Treatment Plant below 5 Million Liters per Day.	Restaurants, Canteen, up to 100sq.m. of floor area, Parking Plaza, Indoor Game Stadium, Water Treatment Plant above 5 Million Liters per Day and above, All public buildings related to Telecommunication.	Any other uses not specified in items in columns (3), (4) and (5)	9
6 Transport and Communication (Lorry parking and Car parking)	Bus Terminals, Parking Lots etc. apart from Reservations of Right of way of Traffic. Parking Plaza, Traffic park, Taxi/Jeep/Autorikshaw Stand, ATMs, Transmission towers and Wireless Station, Incidental Public Utility	Residential uses incidental to main use up to 100 sq.m. of floor area. Night Shelters, Orphanage/Old Age Homes/ Dharmasala, Retail Shop incidental to Transportation Use, Cyber Cafe, Clinic (out patients) and Parking Plaza.	Hostels and Boarding Houses, Guest Houses/ Lodges, Commercial/Professional Offices/ Establishments, Religious Centres, Local/ State/Central/ Public Sector	Any other uses not specified in items in columns (3), (4) and (5)	

(1)	(2)	(3)	(4)	(5)	(6)
		Buildings, Automoblie Workshops and Service Stations. Weigh Bridge, Tot lots, Parks.		Office, Fuel Filling Stations, A u t o m o b i l e Service Stations Light and Heavy vehicles, Infor- mation Techno- logy/ Software, Cottage Industries and Museum.	

GENERAL GUIDELINES

- (i) Regarding the assessment of permissibility of uses classified under the category 'Restricted Uses', the Chief Town Planner may, if required, issue general guidelines from time to time, and such guidelines shall be adhered to by the responsible authorities.
- (ii) In the case of area to be acquired for any uses, which is being proposed in the Detailed Town Planning Scheme, the Chief Town Planner can give concurrence for that area within the conformity of that particular uses subject to the condition that the Municipal Council should give special recommendation stating that acquired area is not required for the special uses. This will not be applicable for any road widening acquisition.
- (iii) Land to a depth of 50 metres in residential zone and 75 metres in Commercial, Public & Semi Public and Industrial zones along the sides of roads (public roads) having an existing or proposed width of 12 metres or more, uses permitted in Residential, Commercial and Public and Semi public Zones may also be permitted by the Secretary of the Local Self Government if such uses are not allowable otherwise in the Zoning Regulations.

ANNEXURE I

Type of non-obnoxious and non-nuisance type of service or light Industries Permissible in Residential Zones

1. Production of Copra
2. Processing of Arecanut
3. Rice and Flour Mills
4. Production of rice, flour etc. by hand pounding
5. Processing of cardamom, ginger, pepper etc.
6. Production of Khandsari from sugar cane.
7. Carrying and preservation of fruits and production of Jam, Jelly etc.
8. Processing and preservation of Cashew nuts.
9. Bakeries.
10. Production of Dairy Products.

11. Oil Mills (Vegetables)
12. Extraction of oil by ghani.
13. Manufacture of Hydrogenated oil.
14. Manufacture of “aval” (Beaten rice) appalam.
15. Production of Vinegar.
16. Manufacture of soda, water, lemonade etc.
17. Manufacture of Ice.
18. Manufacture of Ice cream.
19. Processing, packing and distribution of Tea.
20. Processing, grinding, packing and distribution of Coffee.
21. Manufacture of Syrup.
22. Manufacture of Beedi.
23. Manufacture of Cigar.
24. Manufacture of Tobacco snuff.
25. Manufacture of chewing Tobacco.
26. Cotton ginning, cleaning, pressing etc.
27. Cotton spinning other than in Mills.
28. Cotton spinning and weaving in Mills.
29. Dyeing and Bleaching of cotton.
30. Cotton weaving in power looms.
31. Handloom Weaving.
32. Khadi Weaving in Handloom.
33. Printing of Cotton Textiles.
34. Manufacture of Cotton thread, Rope Twine etc.
35. Jute Spinning.
36. Manufacture of jute products including repairing of gunny bags.
37. Weaving of silk by handloom.
38. Manufacture of hosiery goods.
39. Making of embroidery products.
40. Tailoring.
41. Manufacture of Quilts and Mattresses.
42. Manufacture of Coir and Coir products.

43. Manufacture and assembling of umbrellas and production of spare parts of Umbrellas.
44. Repairing of Umbrellas.
45. Manufacture of wooden furniture and fixtures.
46. Manufacture of structural wooden goods such as doors, beams etc.
47. Manufacture of wooden industrial goods such as parts of handloom, ambarcharka, bobbirs etc.
48. Manufacture of wooden utensils, photo frames, toys, etc. and photo framing.
49. Cane industry including baskets, weaving etc.
50. Manufacture of miscellaneous wooden articles such as sticks, sandals, rulers etc.
51. Manufacture of paperboard and paper by hand.
52. Making of paper boxes, bags, envelopes etc.
53. Printing and publishing of newspapers and periodicals.
54. Printing and publishing of books.
55. Miscellaneous printing works including type cutting, book binding
56. Manufacture and repairing of leather shoes and chappals.
57. Manufacture of leather products such as suitcase, bag etc.
58. Vulcanising and repairing of tyres and tubes.
59. Manufacture of rubber gloves.
60. Manufacture of Rubber products such as rubber-sheets, nipples and rubber shoes including smoke-rubber.
61. Manufacture of pharmaceuticals, chemicals, Ayurvedic medicine etc.
62. Manufacture of agarbathi and other cosmetics.
63. Manufacture of plastic products such as nameplates etc.
64. Manufacture of lemongrass oil, candles etc.
65. Manufacture of cement products such as well-keros, tube, closets etc.
66. Manufacture of structural stone goods, stone crushing, stone carving, stone dressing, marble carving etc.
67. Manufacture of stonewares.
68. Manufacture of stone images.

69. Manufacture of chinawares and crockery.
70. Manufacture of large containers of chinaware.
71. Manufacture of glass and glass products.
72. Manufacture of clay models.
73. Manufacture of Iron and steel furniture.
74. Manufacture and repairing of brass and bell metal products.
75. Manufacture of aluminium utensils and other products.
76. Manufacture of tin cans and copper vessels.
77. Electroplating, tin plating, welding etc. .
78. Manufacture of agricultural implements, screws etc. (Blacksmith and foundry)
79. Manufacturing, assembling and repairing of machinery such as water pumps, oil mill chuck etc.
80. Manufacture of small machine tools and machine parts.
81. Manufacture of sewing machine parts and assembling and repairing of sewing machine.
82. Manufacture of electrical machinery and repairing of electric motors, armature windings etc.
83. Manufacture and repairing of electric fans.
84. Charging and repairing of batteries.
85. Repairing of radios, microphones etc.
86. Manufacture of electric meters, production of electric and allied products, repairing and servicing of electrical appliances.
87. Body building of motor vehicles.
88. Manufacture and repairing of motor engine parts and accessories
89. Servicing and repairing of motor vehicle.
90. Manufacture of cycles, parts and accessories.
91. Manufacture and repair of boats and barges.
92. Manufacture and repairing of animal-drawn and hand drawn vehicles.
93. Repairing of photographic equipments, spectacles etc.
94. Manufacturing of medical instruments.

95. Repairing of watches and clocks.
96. Manufacture of Jewellery.
97. Manufacture, repair and tuning of musical instruments.
98. Manufacture of sports goods, balloons etc.
99. Ivory, carving and ivory works.
100. Miscellaneous industries.

ANNEXURE-II

List of Obnoxious or Nuisance Industries subject to Objectionable odours, Fumes Effluents or Processors to be Located in Hazardous Zones

- I. Manufacture of foodstuff:
 1. Slaughtering, preservation of meat and fish and canning of fish
- II Manufacture of Beverages:
 2. Production of distilled spirits, wines, liquor etc., from alcoholic malt, fruits and malts in distillery and brewery.
 3. Production of country liquor and indigenous liquor such as toddy, liquor from mahua, palm juice.
- III Manufacture of Textiles:
 4. Dyeing and bleaching of cotton.
- IV Manufacture of wood and wooden products:
 5. Sawing and planning of wood.
 6. Wood seasoning and creosoting.
 7. Manufacture of veneer and plywood
 8. Paper, pulp and straw board
- V Manufacture of leather and leather products:
 9. Currying, tanning and finishing of hides and skins and preparation of finished leather
- VI Manufacture of rubber, petroleum and coal products:
 10. Manufacture of tyres and tubes.

11. Manufacture of industrial and synthetic rubber.
 12. Reclamation of rubber.
 13. Production of petroleum, kerosene and other petroleum products in refineries.
 14. Production of chemicals and chemical products.
- VII Manufacture of chemicals and chemical products:
15. Manufacture of basic industrial chemicals such as acids, alkali and their salts not elsewhere specified (especially sulphurous, sulphuric, nitric, hydrochloric etc., acids) ammonia, chlorine and bleaching powder manufactures.
 16. Manufacture of dyes, paints, colours and varnishes, printing ink.
 17. Manufacture of fertilizers (specially from organic materials).
 18. Manufacture of disinfectants and insecticides.
 19. Manufacture of ammunition; explosive and fire works.
 20. Manufacture of matches.
- VIII Manufacture of non-metallic mineral products other than petroleum and coal:
21. Manufacture of cement and cement products.
 22. Manufacture of lime.
 23. Manufacture of Plaster of Paris.
- IX Manufacture of basic metals and their products.
24. Manufacture of iron and steel including smelting, refining rolling and conversion into basic forms.
 25. Manufacture including smelting, refining etc., of nonferrous metals and alloys in basic forms.
 26. Manufacture of armaments.
- X Manufacture of machinery (other than transport) and electrical equipments
27. Manufacture of all kinds of battery.
- XI Miscellaneous items not covered above.
28. Incineration, reduction or dumping of offal, dead animal's garbage or refuse.
 29. Manufacture of gelatin and glue.
 30. Fat, tallow, grease or lard refining of manufacture.

31. Bone meal, bone grist and bone powder.
32. Manufacture of cashew nut shell oil.
33. Other similar types of nuisance industries.

By Order of the Governor,

JAMES VARGHESE,

Principal Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

Government have decided to vary the Detailed Town Planning Scheme for Thodupuzha Central Area (East) sanctioned vide G. O. (Ms.) No. 200/87/LAD dated 20th August, 1987 and published as S. R. O. No. 1335/87 in Section IV Part I of the Kerala Gazette No. 40 dated 13th October 1987 under sub-section (3) of the Section 12 of the Town Planning Act, 1108 after issuing the draft of the proposed variation as required under clause (b) sub section (2) of section 13 of the said Act for the purpose of making zoning regulations compatible to the present development scenario.

This notification is intended to achieve the above object.
